



A G E N D A

PLANNING AND ZONING COMMISSION

REGULAR MEETING IN PERSON AT

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, June 1, 2021
1:30 p.m.*

**A TELECONFERENCE OPTION FOR THIS MEETING
IS BEING OFFERED IN ADDITION TO THE
MEETING PROVIDING FOR PHYSICAL ACCESS.
THOSE WHO WISH TO PARTICIPATE BY
TELECONFERENCE MAY CALL (903)-363-0651.**

FOLLOW LIVE ON MICROSOFT TEAMS AT:

<https://tinyurl.com/COTPZC060121>

*(There is no need to download Microsoft Teams,
simply choose “use the web” option)*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Planning and Zoning Commission meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to participate in this Planning and Zoning Commission meeting, please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made.

Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

Agenda

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission Regular and Teleconference meeting of May 4, 2021.**

V. ZONING:

1. PD21-006 BROWNE DIVERSIFIED INTERESTS LLC (421 SOUTH COLLEGE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “AR”, Adaptive Reuse District on Lot 16 of NCB 87, one lot containing approximately 0.24 acres of land located south of the southwest intersection of West Front Street and South College Avenue (421 South College Avenue). The applicant is requesting the zone change to allow for single-family or light office uses.

2. C21-006 SHIPP INDUSTRIES LLC (AN UNIMPROVED PORTION OF KENSINGTON DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Kensington Drive. The north side of the right-of-way is adjacent to Lot 33C of NCB 1092. The east side of the right-of-way is adjacent to Kensington Drive. The south side of the right-of-way is adjacent to Lots 35U, 35T and 35S of NCB 1092. The west side of the right-of-way is adjacent to Lot 34 of NCB 1092. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

3. C21-008 LETC VENTURES, LLC (SOUTH OAKLAND AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of South Oakland Avenue. The north side of the right-of-way is adjacent to Reeves Street. The east side of the right-of-way is adjacent to Lots 10A and 12A of NCB 164. The west side of the right-of-way is adjacent to Lot 15 of NCB 75. The south side of the right-of-way is adjacent to Houston Street. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

4. PD21-009 MEZAYEK BUILDING LTD (2573 CROW ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “NR”, Neighborhood Residential District to “PMF”, Planned Multi-Family District with final site plan on Tract 7, Abstract A-624 M University, one lot containing approximately 12.83 acres of land located west of the northwest intersection of Crow Road and KPE Way (2573 Crow Road). The applicant is requesting the zone change to develop single-family attached homes.

5. PD21-011 GENECOV WEST MUD CREEK LLC (8020 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on a 24.38 portion of Tract 10 and 11A (PT 153.984AC/ See A-443 TR 18A), one tract containing approximately 128 acres of land located east of the southeast intersection of Hollytree Drive and Legacy Bend (8020 Hollytree Drive). The applicant is requesting the zone change to develop single-family homes.

6. C21-007 GOT INVESTMENTS LLC (AN UNIMPROVED PORTION OF MASSEY AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Massey Avenue. The north side of the right-of-way is adjacent to Harmony Street. The east side of the right-of-way is adjacent to Lot 2H, 8C, 8E of NCB 669L. The west side of the right-of-way is adjacent to Lot 7A of NCB 669L. The south side of the right-of-way is adjacent to Massey Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent properties.

7. Z21-016 LUIS CORNEJO (1501 EASY STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lot 5 of NCB 1032-A, one lot containing approximately 0.49 acres of land located at the southwest intersection of Easy Street and East Southeast Loop 323 (1501 Easy Street). The applicant is requesting the zone change to convert the home into an office.

8. Z21-017 CLARK PROPERTIES OF EAST TEXAS (1124 EAST OAKWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lot 3 and 4 of NCB 116, one lot containing approximately 0.34 acres of land located east of the northeast intersection of North Fleishel Avenue and East Oakwood Street (1124 East Oakwood Street). The applicant is requesting the zone change to build two individual homes.

9. Z21-019 BROWN RICHARD AND CAMILLE (5113 TIMBER CREEK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “PMXD-1”, Planned Mixed Use District-1 with final site plan on Lot 2I of NCB 1474, one lot containing approximately 5.76 acres of land located south of the southwest intersection of Timber Creek Drive and Shiloh Road (5113 Timber Creek Drive). The applicant is requesting the zone change to allow for residential use on the property in addition to the daycare.

10. Z21-020 RENTERIA RANFERI AND MARTHA ARELLANO (1109, 1115 AND 1119 WEST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 30A of NCB 335, one lot containing approximately 0.58 acres of land located west of the northwest intersection of West Front Street and Herndon Avenue (1109, 1115 and 1119 West Front Street). The applicant is requesting the zone change to build three single-family homes.

11. Z21-021 SOLIS FRANCISCO MANUEL JACOBO (711 EAST EARLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1B”, Single-Family Residential District on Lot 12 of NCB 69, one lot containing approximately 0.18 acres of land located east of the southeast intersection of East Earle Street and South Beckham Avenue (711 East Earle Street). The applicant is requesting the zone change to bring their property into conformance with the current single-family use.

VI. PLATS:

1. F21-074 GOODMAN ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 0.29 acres of land located at the southeast intersection of Della Avenue and West Bow Street. The property is currently zoned “R-1D”, Single-Family Detached and Attached Residential District. The purpose of the plat is to subdivide one lot into two.

2. F21-063 BURKS ADDITION, FINAL PLAT

A one lot subdivision containing approximately 4.27 acres of land located at the northeast intersection of Old Noonday Road and Cain Street. The property is currently located in zoned “R-MF”, Multi-Family Residential District. The purpose of the plat is to create one lot.

3. F21-047 ROLLING MEADOWS, PHASE ONE, FINAL PLAT

A 47 lot subdivision containing approximately 10.03 acres of land located east of the intersection of Farm-To-Market Road 46 and State Highway 110. The property is currently in Zone 2 of the Tyler Extraterritorial Jurisdiction (ETJ). The purpose of the plat is to create 47 lots.

4. F21-065 CEDAR CREEK, FINAL PLAT

A 41 lot subdivision containing approximately 34.88 acres of land located north of the northeast intersection of County Road 178 and County Road 140. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 41 lots.

5. P21-020 HENSHAW CREEK, PRELIMINARY PLAT

A 196 lot subdivision containing approximately 44.15 acres of land located east of the intersection of Old Noonday Road and Hidden Hollow Lane. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 196 lots.

6. P21-025 NORTHWOOD ACRES, PRELIMINARY PLAT

A plan for a six lot subdivision with future development containing approximately 156.33 acres of land located east of the southeast intersection of Farm-to-Market Road 848 and County Road 281. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a six lot subdivision and future development.

7. F21-073 TRINITY CREEK, FINAL PLAT

A 37 lot subdivision containing approximately 25.96 acres of land located east of the northeast intersection of Jacksonville Highway and East Bowie Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 37 lots.

8. P21-017 ROLLING MEADOWS WEST, PRELIMINARY PLAT

An eight lot subdivision containing approximately 75.94 acres of land located west of the intersection of County Road 46 and County Road 47. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

9. F21-045 ROLLING MEADOWS WEST, FINAL PLAT

A seven lot subdivision containing approximately 5.38 acres of land located west of the intersection of County Road 46 and County Road 47. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create seven lots.

VII. CONSENT PLATS GROUP A:

1. F21-070 THEDFORD FARM UNIT 2, FINAL PLAT

An eight lot subdivision containing approximately 17.91 acres of land located east of the intersection of Old Noonday Road and Thedford Road. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

2. F21-071 THEDFORD FARM, UNIT 3, FINAL PLAT

An eight lot subdivision containing approximately 38.02 acres of land located east of the southeast intersection of Old Noonday Road and County Road 180. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

3. F21-066 SUGAR RIDGE ESTATES, FINAL PLAT

An 18 lot subdivision containing approximately 12.83 acres of land located south of the southwest intersection of County Road 1261 and County Road 1104. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 18 lots.

4. F21-067 WALNUT HILL ESTATES, UNIT 2, FINAL PLAT

A 42 lot subdivision containing approximately 10.25 acres of land located northeast of the intersection of Walnut Hill Drive and Norfolk Drive. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 42 lots.

5. F21-069 WATERVIEW GARDENS AT THE CROSSING, FINAL PLAT

A 12 lot subdivision containing approximately 3.54 acres of land located west of the intersection of Hillcross Cove and Three Lakes Parkway. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 12 lots.

6. F20-094 MLEANDRO II SUBDIVISION, FIRST AMENDMENT

A four lot subdivision containing approximately 1.21 acres of land located at the northeast intersection of Buddie Street and Franchel Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide two lots into four and incorporate closed right-of-way.

7. F21-043 PATRIOT'S HILL ADDITION, FINAL PLAT

A 52 lot subdivision containing approximately 7.52 acres of land located west of the intersection of Haverhill Drive and Mobley Lane. The property is currently zoned "R-1B", Single-Family Residential District and "R-1D", Single-Family Detached and Attached Residential District. The purpose of the plat is to create 52 lots.

VIII. CONSENT PLATS GROUP B:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

1. F21-081 EVANS ADDITION, FINAL PLAT

A one lot subdivision containing approximately 1.30 acres of land located west of the northwest intersection of Farm-To-Market Road 2015 and County Road 345. The property is located in the Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

2. VP21-002 CARTER-CLEMENTS ADDITION, VACATING PLAT

A one lot subdivision containing approximately 2.01 acres of land located north of the northwest intersection of County Road 1151 and County Road 1150. The property is located in the Zone 2 of the Tyler ETJ. The purpose of the plat is to vacate the previously platted lot.

IX. CONSENT CONSTRUCTION PLANS GROUP A:

The following construction plans do not comply with the approval criteria in the City of Tyler Unified Development Code.

- 1. IR21-027 WALNUT HILL ESTATES UNIT 2**
- 2. IR21-026 THEDFORD FARMS SUBDIVISION**
- 3. IR21-023 SUGAR RIDGE ESTATES**
- 4. IR21-029 CEDAR CREEK SUBDIVISION**
- 5. IR21-030 CADDO WOODS AT THE BROOKS**
- 6. IR21-031 WATERVIEW GARDENS AT THE CROSSING**
- 7. IR21-017 PEACH TREE RANCH**

X. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee

This is to certify that on the _____ day of _____, 2021, at _____ M., the above notice was posted at the Tyler Development Center.

Staff Designee